

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, MAY 8, 2023**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at 3515 Broad St., Dexter, MI 48130.

B. ROLL CALL:

Sanam Aldag – Present
Jamie Griffin – Present
Wa-Louisa Hubbard – Present
Zach Michels – Present
Dan Schlaff – Present
Joe Semifero – Present
Mayor Shawn Keough – Present

Student Representatives:
Bonnie Keating – Present
Adam DeGregorio – Present

Also attending: Justin Breyer, City Manager and City Clerk; Michelle Aniol, Community Development Manager; Tim Stewart, Public Services Superintendent; Josh Tanghe, Assistant City Manager; Grace Whitney, Associate City Planner; Georgia Frost, Recording Secretary; residents and media.

C. APPROVAL OF THE MINUTES

1. City Council Meeting – April 24, 2023
2. City Council Work Session – April 26, 2023

Motion Griffin; support Aldag to approve the April 24 regular meeting minutes and the April 26 work session meeting minutes with the following changes:

- Hubbard asked that her contribution to Council Comments for the April 24 regular meeting minutes denote that she was specifically referencing the Dexter Drama Club production.
- Semifero stated that the April 24 regular meeting minutes include “Dexter” twice under non-arranged participation for Jessica Flintoft’s comment, instead of “Dexter” then “Scio”, which would be correct.

Ayes: Aldag, Schlaff, Hubbard, Griffin, Semifero, Michels, Keough
Nays: None
Absent: None

Motion Carries

D. PRE-ARRANGED PARTICIPATION: None.

E. NON-ARRANGED PARTICIPATION:

- Scott Westfall, 3274 Eastridge Drive – Thanked City Council for their service. Expressed concern for the proposed development at 8180 Main Street due to its height and the property development process.

F. DECLARATION OF CONFLICTS OF INTEREST: None.

G. APPROVAL OF AGENDA

Motion Griffin; support Semifero to approve the agenda with the following changes:

- Remove consent agenda item K2 (Consideration of: Setting a Public Hearing for Millage Rate and Budget for June 12, 2023) and K6 (Consideration of: Public Safety Facilities Bond Issuance and Underwriting Costs in an Amount not to Exceed \$189,600) and add them as new business items M9 and M10 respectively.

Ayes: Griffin, Michels, Semifero, Aldag, Schlaff, Keough

Nays: Hubbard

Absent: None

Motion Carries

H. PUBLIC HEARINGS: None.

I. COMMUNICATIONS:

1. Upcoming Meeting List

- Michels stated that the June CAPT/ DART Meeting will instead be a meeting of the Western Washtenaw Housing Advisory Group.

J. REPORTS:

1. Public Services Superintendent – Tim Stewart

Stewart submitted his written report as per packet.

- Griffin inquired about a mulch pile smoking.
- Griffin and Schlaff presented praise for the painting of the water tower.

2. Community Development Manager – Michelle Aniol

Aniol submitted her written report as per packet.

- Griffin asked for more information regarding the new Hotel Hickman property lease. Aniol explained that she still must go through the new lease process with the City Attorney.
- Aniol stated that there will be an upcoming meeting to review Common Sail's proforma agreement on Monday, May 15, or Wednesday, May 17.
- Michels and Hubbard commented on the brightness of the streetlights installed near the downtown location of St. Joseph's Church, which Aniol stated that she would look into.
- Griffin inquired about the brownfield process for the 3045 Broad Street development. Aniol and Keough provided clarification on the TIF capture and cleanup processes.
- Semifero inquired about permissions to sublease the Hotel Hickman process. Aniol explained that the leasing process included in her report would not be subleasing, but that she must investigate it further with the City Attorney.

3. Board, Commission, & Other Reports - "Bi-annual or as needed" – None.

4. Subcommittee Reports – None.

5. City Manager Report – Justin Breyer

Mr. Breyer submitted his written report as per packet.

- Breyer highlighted what additional information the supplement provides for agenda items K5 (Consideration of: Resolution to Create Fund 372 – Public Safety Facilities Debt Fund) and M4 (Consideration of: Right-of-Way Permit Applications from Michigan Department of Environment, Great Lakes, and Energy). The supplement was provided to Council Members by email and by paper by Breyer.
- Aldag inquired about the naming process for another location in memory of Paul Cousins. Tanghe provided information about the Parks and Recreation Commission involvement in this matter. Breyer stated that he believes that the Parks and Recreation Commission is awaiting direction from City Council for next steps.

6. Mayor Report – Shawn Keough

Mr. Keough submitted his written report as per packet.

- Keough stated that he likely will not be present at the next meeting, and that Semifero will have to lead it as Mayor Pro Tempore.
- Keough provided praise to City Staff, especially Breyer, for their work on creating a balanced budget.
- Keough mentioned that the petition and its signatures has been submitted to the City. Griffin commented on her concerns from previous petition processes and the City's involvement in them.
- Griffin asked clarification regarding meetings held with Scio Township officials.

7. Council Member Reports – None.

K. CONSENT AGENDA:

Motion Hubbard; support Schlaff to approve items 1 through 4 of the Consent Agenda.

1. Consideration of: Bills & Payroll in the amount of: \$268,788.18
2. Consideration of: Setting a Public Hearing for Water, Sewer, and Rubbish Rate Ordinance for June 12, 2023
3. Consideration of: Drinking Water Asset Management (DWAM) Grant Agreement and Award of Associated Additional DSMI Verification Work to M&K Jetting and Televising for an Amount not to Exceed \$100,000
4. Consideration of: Resolution to Create Fund 372 – Public Safety Facilities Debt Fund

- Hubbard added that the date of approval for item K4 should read May 8, 2023.

Ayes: Aldag, Schlaff, Michels, Griffin, Hubbard, Semifero, Keough

Nays: None

Absent: None

Motion Carries

L. UNFINISHED BUSINESS: None.

M. NEW BUSINESS- Consideration and Discussion of:

1. Discussion of: Conceptual PUD Review of KLA Concept Plan for 8180 Main St.
 - Aniol gave a brief overview of the PUD for 8180 Main St. that was presented for Planning Commission on May 1, 2023.
 - Pelham, LLC was invited to give a presentation for Council Members since representatives from the group were in attendance. Amongst other items, the representative spoke about:
 - Pelham, LLC's support from the 8180 Main St. property owner.
 - Their decision-making process for the height of the buildings.
 - The concern for property tree removal.
 - Keough stated that Kyle Marsh (Planning Commission Member) provided comments to Council for their review.
 - Keough inquired about the number of units included in the PUD. The representative from Pelham, LLC provided clarification for the current number of units.
 - Keough explained that this is not a DDA-controlled property, which has different implications for taxing.
 - Hubbard requested that the applicants explain how they have reviewed the Planning Commission comments.
 - Griffin inquired about the zoning boundaries for this parcel and inquired how this property is not included in the Central Business District (CBD). She explained her

concerns with a solely residential property occupying that address, given the other types of developments in close proximity. She also expressed concerns with the proposed height of the buildings in the PUD. She expressed support for a mixed-use building. She requested a rendering for further clarification.

- Aniol responded to concerns regarding the zoning.
- Keough inquired if Griffin sought to change the zoning for the parcel.
- Hubbard explained that the Planning Commission had also requested a rendering of the PUD from the applicants.
- Aniol explained the process for interpreting if a special use permit will be required for this PUD.
- Michels addressed the applicant's receptiveness to previously provided comments. Michels also commented on the property's water system needs, sidewalks, height, landscaping, architecture, parking, and traffic.
- Semifero commented on the discussion previously held at Planning Commission. He shared that he does not have concern for the proposed height, and compared it to the similar height of the Dexter Library building.
- Schlaff commented on the implications of the PUD for the water main system. He stated that it would be a benefit for the nearby area.
- Aldag expressed her support for the project.
- Griffin expressed concern for the height of the PUD in its geographic context, and cited its inconsistency with nearby land use.
- Michels, Aniol, and Hubbard commented on the importance of the placement of the property's dumpster. Aniol mentioned that this was discussed in the Planning Commission's review as well.
- ~~Griffin and~~ Aniol discussed the water main suppression as a benefit for the City.
- Keough, Aniol, and Griffin discussed the project's implications for potential B2B trail expansions.

2. Consideration of: Use of Masonic (DDA) Parking Lot Use on Broad St. for Dexter Daze

- Griffin mentioned her conversation with Julie Wilkinson and how the use of this parking lot arose.
- Keough mentioned that the DDA did not previously act on this matter.
- Breyer explained other parking lot ownership and usage.
- Schlaff commented on the implications for trash pickup. Schlaff additionally inquired about where barricades are placed and public interest in the street closure near Central Street.

3. Consideration of: Road Closure Request from the Dexter Daze Committee for Central Street from Wednesday, August 9, 2023 – Sunday, August 13, 2023

Motion Michels; support Griffin to approve the Park Use/ Road Closure Permit from the Dexter Daze Committee to hold the 2023 Dexter Daze Festival from Friday, August 11, 2023, to Saturday, August 12, 2023.

Ayes: Semifero, Griffin, Hubbard, Aldag, Michels, Schlaff, Keough
Nays: None
Absent: None
Motion Carries

4. Consideration of: Right-of-Way Permit Applications from Michigan Department of Environment, Great Lakes, and Energy

Motion Michels; support Griffin to approve the temporary soil gas monitoring wells ROW permit, sampling groundwater monitoring wells ROW permit, and advance soil borings ROW permit applications from the Michigan Department of Environment, Great Lakes, and Energy to allow access and environmental sampling at the aforementioned site locations.

Motion Griffin; support Michels to postpone M-4-B and M-4-C (located in supplement) until there is a written work plan to allow the applicant to address conditions discussed in the meeting, and to identify and abandon unused well locations.

Ayes: Hubbard, Schlaff, Griffin, Michels, Semifero, Aldag, Keough
Nays: None
Absent: None
Motion Carries

Michels accepted a friendly amendment to M-4-A to include the identification and abandonment of unused well locations by Schlaff, Aldag

Ayes: Aldag, Michels, Schlaff, Hubbard, Griffin, Semifero, Keough
Nays: None
Absent: None
Motion Carries

Original motion:

Ayes: Michels, Aldag, Hubbard, Schlaff, Griffin, Semifero, Keough
Nays: None
Absent: None
Motion Carries

5. Consideration of: Amendment to the Organizational Matters Resolution to Create a Sloan-Kingsley Property Committee and to Appoint Representatives to the Committee

Motion Semifero; support Schlaff to approve an amendment to the Organizational Matters Resolution to create a Scio Township Interaction Committee and to appoint Aldag, Semifero, and Hubbard as representatives to the committee with Keough as a City Council alternate, and to include Michelle Aniol, Community Development Manager, as the representative from City Staff.

Ayes: Semifero, Aldag, Hubbard, Michels, Griffin, Schlaff, Keough
Nays: None
Absent: None
Motion Carries

6. Consideration of: Adoption of CIP as Recommended by Planning Commission

Motion Michels; support Hubbard to approve the 2023-2028 CIP Resolution of Adoption.

Ayes: Griffin, Semifero, Aldag, Schlaff, Hubbard, Michels, Keough
Nays: None
Absent: None
Motion Carries

7. Discussion of: 30-Minute Parking on Baker Near Post Office

- Keough asked for this item to be added to the agenda.
- Schlaff asked who would enforce the shorter parking time limits.
- Griffin expressed support for shorter time limits on spaces, and stated she believed that individuals might self-enforce after seeing the signage.
- Keough, Griffin, and Schlaff expressed interest for the shorter time limits on both sides of the street.
- Hubbard clarified that it would not be the ADA parking space.
- Council Members discussed the difficulty enforcing these changes.

8. Discussion of: Student Representatives

- Michels requested that this item be added to a future agenda to discuss making the experience more meaningful for the Student Representatives.

9. Consideration of: Setting a Public Hearing for Millage Rate and Budget for June 12, 2023

Motion Griffin; support Aldag to approve the setting of a public hearing for millage rate and budget for June 12, 2023 with the amendment to the table on page 38.

Ayes: Griffin, Hubbard, Semifero, Aldag, Schlaff, Michels, Keough
Nays: None
Absent: None
Motion Carries

10. Consideration of: Public Safety Facilities Bond Issuance and Underwriting Costs in an Amount not to Exceed \$189,600

Motion Griffin; support Semifero to approve the public facilities bond issuance and underwriting costs in an amount not to exceed \$189,600.

Ayes: Semifero, Schlaff, Aldag, Hubbard, Keough
Nays: Michels, Griffin
Absent: None
Motion Carries

N. NON-ARRANGED PARTICIPATION: None.

O. COUNCIL COMMENTS (paraphrased or summarized by Recording Secretary)

- Keating: Stated she hopes to serve again on City Council as a Student Representative.
- DeGregorio: None.
- Semifero: Stated concern with a pest control representative going door-to-door and being frustratingly persistent. Noted that his neighbors had similar experiences.
- Hubbard: Attended a Dexter women's water polo match. Encouraged individuals to go visit the lesser attended sporting events.
- Schlaff: None.
- Aldag: None.
- Griffin: None.
- Michels: Stated that water polo has the most significant punishment for infractions. Expressed support for further conversation in support of the student representatives. Provided a note on the length of the fire engines and the length of the fire station.

P. PROPOSED AGENDA ITEMS FOR FUTURE MEETINGS: None.

- Michels asked that Council review the food truck ordinance.
- Michels asked that Council consider tree planting efforts on Baker Road leading into town.

Q. ADJOURNMENT

Motion Aldag; support Griffin to adjourn the meeting at 10:01 PM.
Unanimous voice vote approval.

Respectfully submitted,

Georgia Frost
Recording Secretary

Approved for Filing: _____